25-1-142

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 05/13/05 10:12 2 pg
Fees:13.00 Taxes:632.70
20050513-0054141

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **4th** day of **May, 2005** by and between **Hakan Darud and wife, Debra D. Kimble** , herein after referred to as GRANTOR, and **Ebrahim Balafkandeh** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Williamson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, TN, being Lot No. 148 on the Plan of Holt Woods, Section Eleven, of record in Plat Book 9700, page 408, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to the following:

1) All matters appearing on the plan of Holt Woods, Section Eleven, of record in Plat Book 9700, page 408, Register's Office for Davidson County, Tennessee.

2) Restrictions of record in Book 9570, page 22 and Book 10469, page 57, Register's Office for Davidson County, Tennessee.

3) By-Laws of record in Book 9570, page 13, Register's Office for Davidson County, Tennessee.

4) Easement of record in Book 10316, page 585, Register's Office for Davidson County, Tennessee.

5) Charter of record in Book 9570, page 5, Register's Office for Davidson County, Tennessee.

6) Subject to all matters on the plan of P.U.D. Boundary Addition to Bradford Hills of record in Book 7900, page 668, Register's Office for Davidson County, Tennessee.

7) All restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hakan Darud by Warranty Deed from Claridge Builders Co., LLC of record in Book 11436, page 843, dated April 13, 1999, recorded April 19, 1999, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 2009 Argo Lane, Nashville, TN. 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Hakan Darud by Debra Kimble AIF
Hakan Darud
Signature of Seller

Debra Kimble
Debra D. Kimble

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **4th** day of **May, 2005** before me personally appeared Debra D. Kimble , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Hakan Darud , and acknowledged that he/she executed the same as the free act and deed of said Hakan Durud

Witness my hand, at office, this **4th** day of **May, 2005.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Debra D. Kimble**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Williamson** County, this **4th** day of **May, 2005.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Ebrahim Balafkandeh
2009 Argo Lane, Nashville, TN. 37211

Send Tax Statements to:
SAME

Map & Parcel 172.15-OA-199.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$171,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **4th** day of **May, 2005.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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